159.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	913,900 / 913,900
					USE VALUE:	913,900 / 913,900
					ASSESSED:	913,900 / 913,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOLLY WILLIAM G
Owner 2:	LOWENSTEIN SHARYN S
Owner 3:	
Street 1:	128 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DING TIANHAO/ETAL -
Owner 2:	SU PING -
Street 1:	128 WACHUSETT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,306 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Aluminum Exterior and 2054 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10306.000	429,000		484,900	913,900
Total Card	0.237	429,000		484,900	913,900
Total Parcel	0.237	429,000		484,900	913,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.94 | /Parcel: 444.9

Legal Description

User Acct 105362

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 08/04/18

!12378!

PREVIOUS ASSESSMENT

Parcel ID 159.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	429,100	0	10,306.	484,900	914,000	914,000	Year End Roll	12/18/2019
2019	101	FV	321,700	0	10,306.	484,900	806,600	806,600	Year End Roll	1/3/2019
2018	101	FV	320,800	0	10,306.	408,700	729,500	729,500	Year End Roll	12/20/2017
2017	101	FV	320,800	0	10,306.	374,100	694,900	694,900	Year End Roll	1/3/2017
2016	101	FV	320,800	0	10,306.	318,700	639,500	639,500	Year End	1/4/2016
2015	101	FV	303,200	0	10,306.	277,100	580,300	580,300	Year End Roll	12/11/2014
2014	101	FV	303,200	0	10,306.	256,300	559,500	559,500	Year End Roll	12/16/2013
2013	101	FV	303,200	0	10,306.	243,800	547,000	547,000		12/13/2012

PRINT

Date	Time
12/11/20	02:28:19

LAST REV

Date	Time
09/07/18	10:45:47

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12378

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DING TIANHAO/ET	43233-402		7/7/2004		525,000	No	No		
HAYMARKET BANK	24344-396		3/10/1994		168,000	No	No		L

USER DEFINED

Prior Id # 1:	105362
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2018	340	Solar Pa	20,196					
10/25/2004	853	Re-Roof	4,700					
4/27/2004	283	Wood Dec	250			G6	GR FY06	REPL DECK RAILS
6/5/1995	314	Manual	3,000					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	Inspected	HS	Hanne S
6/12/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Inspected	189	PATRIOT
9/22/2005	MLS	BR	B Rossignol
3/9/2005	Permit Visit	BR	B Rossignol
11/13/2004	MLS	MM	Mary M
11/9/2000	Hearing Chag	201	PATRIOT
1/22/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10306		Sq. Ft.	Site		0	70.	0.67	7			Med. Tr	-5					484,905						484,900	

Total AC/HA: 0.23659 | Total SF/SM: 10306 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 484,905 | Spl Credit | Total: 484,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16119766
Const Adj.:	0.99594003
Adj $ / SQ:	150.343
Other Features:	93250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480947
Depreciation:	51942
Depreciated Total:	429005

COMMENTS

OF=SHOWER STALL IN FULL BATH, SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

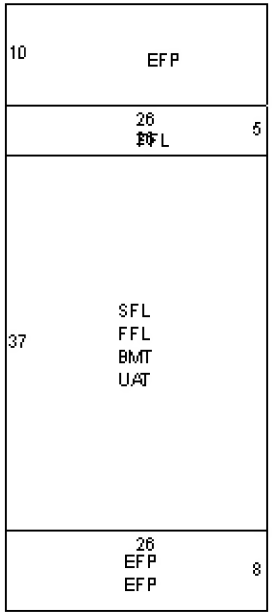
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	150.34
Special Features:	0	Val/Su Net:	109.08
Final Total:	429000	Val/Su SzAd	208.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	150.340	164,174
BMT	Basement	962	45.100	43,389
SFL	Second Floor	962	150.340	144,630
EFP	Enclos Porch	676	31.130	21,041
UAT	Upper Attic	241	60.140	14,463

Net Sketched Area:	3,933	Total:	387,697
Size Ad	2054	Gross Are	4654	FinArea	2054
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	